

UNOFFICIAL COPY

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2001-04-06 12:58:58

Cook County Recorder 29.50



0010277932

DEED IN TRUST

THE GRANTORS, PETER VERGADOS, and ANGIE VERGADOS, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto PANAGIOTI (PETER) V. VERGADOS and/or ANGELIKI (ANGIE) VERGADOS, Co-Trustees of the PANAGIOTI (PETER) V. VERGADOS DECLARATION OF TRUST dated March 29, 2001, and any amendments thereto, (hereinafter referred to as the "trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject to: Real estate taxes, and valid easements, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 01-34-300-007 and 01-34-300-006

Address of real estate: 50 West Higgins Road, South Barrington, IL

**** THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST ****

TO HAVE AND TO HOLD the said Property with the appurtenances and upon the trusts and for the uses and purposes set out in this deed, and pursuant to the terms and provisions of said revocable living trust agreement.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises, or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision, or part thereof, and to resubdivide the premises as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises, or any part thereof; to lease the premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or the future, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of the present or future rentals; to partition or to exchange the premises, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the premises and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the

terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relationship to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 29th day of March, 2001.

Peter Vergados
PETER VERGADOS

Angie Vergados
ANGIE VERGADOS

State of Illinois, County of DuPage ss.

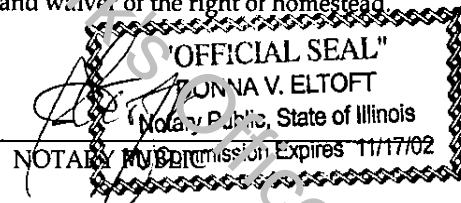
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER VERGADOS, and ANGIE VERGADOS, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, the 29th day of March, 2001.

Commission expires

Nov 17, 2002

Corina C. [Signature]



This instrument was prepared by Heinz J. Brisske, 1325 North Main Street, Wheaton, IL 60187-3579

MAIL TO: Heinz J. Brisske
HUCK & BRISKE
1325 North Main Street
Wheaton, IL 60187-3579

ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:
Peter V. Vergados
880 South Benton
Palatine, IL 60007

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

Dated: 29th day of March, 2001

H. Brisske
Grantor or Representative

LEGAL DESCRIPTION

PARCEL ONE

THAT PART OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION 34, 1761 FEET NORTH OF THE SOUTH WEST CORNER OF SAID SECTION; THENCE NORTH ON SAID SECTION LINE 444.8 FEET; THENCE EAST 416 FEET; THENCE SOUTH 602.4 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS HIGGINS ROAD; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID ROAD 444.8 FEET TO THE PLACE OF BEGINNING, EXCEPTING FROM SAID PREMISES THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY BY DEED RECORDED AS DOCUMENT 12080573; ALSO EXCEPTING FROM SAID PREMISES THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 416 FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY 264.90 FEET; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID RIGHT OF WAY 190.17 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID RIGHT OF WAY 193.23 FEET MORE OR LESS TO THE EAST LINE OF SAID WEST 416 FEET; THENCE SOUTH ON EAST LINE OF SAID WEST 416 FEET 203.22 FEET MORE OR LESS TO THE PLACE OF BEGINNING; ALSO EXCEPTING FROM SAID PREMISES THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573, 264.90 FEET WESTERLY (AS MEASURED ALONG SAID NORTHERLY RIGHT OF WAY LINE) AS ITS INTERSECTION WITH THE EAST LINE OF THE WEST 416 FEET OF SAID WEST HALF OF THE SOUTH WEST QUARTER; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHERLY LINE OF RIGHT OF WAY 239.08 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 72 DEGREES 40 MINUTES FROM SOUTH TO WEST WITH THE LAST DESCRIBED LINE 252.83 FEET TO A POINT IN THE WEST LINE OF SAID WEST HALF OF THE SOUTH WEST QUARTER 175 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY LINE OF HIGGINS ROAD; THENCE SOUTH ON THE WEST LINE OF SAID WEST HALF OF THE SOUTH WEST QUARTER TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY 179.63 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE WEST FOUR HUNDRED SIXTEEN (416) FEET (EXCEPT THE NORTH FOUR HUNDRED TWENTY EIGHT AND NINE TENTHS (428.9) FEET THEREOF) OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION THIRTY FOUR (34), TOWNSHIP FORTY TWO (42) NORTH, RANGE NINE (9), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST FOUR HUNDRED SIXTEEN (416) FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION THIRTY FOUR (34) WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY TWO HUNDRED SIXTY FOUR AND NINETY ONE HUNDREDTHS (264.90) FEET; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID RIGHT OF WAY ONE HUNDRED NINETY AND SEVENTEEN ONE HUNDREDTHS (190.17) FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID RIGHT OF WAY ONE HUNDRED NINETY THREE AND TWENTY THREE ONE HUNDREDTHS (193.23) FEET MORE OR LESS TO THE EAST LINE OF SAID WEST FOUR HUNDRED SIXTEEN (416) FEET; THENCE SOUTH ON EAST LINE OF SAID WEST FOUR HUNDRED SIXTEEN (416) FEET, TWO HUNDRED THREE AND TWENTY TWO ONE HUNDREDTHS (203.22) FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

01-34-300-007

01-34-300-006

Cook County Clerk's Office

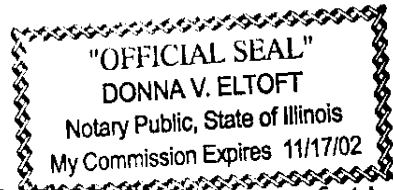
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 29, 2001

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 29 day of March 2001
Notary Public [Signature]

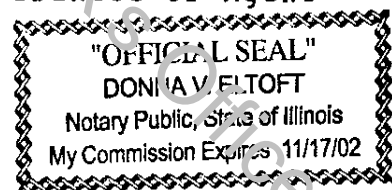


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 29, 2001

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 29 day of March 2001
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS